

November 13, 2012

7:00 p.m.

Planning Division
Council Chambers

MEMBERS PRESENT: Commissioners Natalie Black, Doug Branson, Jake Cordova, Donna Cosgrove, Kurt Karst, George Morrison, Leslie Polson, George Swaney,

MEMBERS ABSENT: Brent Dixon, David Hodder, Dee Whittier, and Margaret Wimborne.

ALSO PRESENT: Planning Director Renée Magee, Assistant Director Brad Cramer, Recording Secretary Debra Petty, and 18 interested citizens.

CALL TO ORDER: Chair Cosgrove called the meeting to order at 7:03 p.m. and reviewed the hearing procedures for the public.

CHANGES/MODIFICATIONS TO AGENDA: Motion by Karst to recess the conditional use permit for the construction of a concessions and restroom facility at Skyline High School. Motion seconded by Polson. Motion passed. Aye: 8, Nay: 0, Abstain: 0.

MINUTES: Commissioner Swaney moved to approve the minutes of October 2, 2012, with corrections. Motion seconded by Commissioner Morrison. Aye: 8, Nay: 0, Abstain: 0.

PUBLIC HEARINGS:

Annexation of 3.504 Acres with Initial Zoning of I&M-1: Cramer reviewed the staff report, a part of the record. He said the request is a “housekeeping” issue and is the last remaining parcel owned by Targhee Partners. The request for zoning is consistent with the future land use map for the City of Idaho Falls. Access to the site is being relocated north of the Docutech building. This annexation as well as the Docutech property will be served by one access to Holmes Avenue.

Chair Cosgrove opened the hearing to public comment. Seeing none, the hearing was closed to public comment.

Commissioner Swaney moved to recommend to the Mayor and City Council approval of the annexation of 3.05 acres owned by Targhee Partners and initial zoning of I&M-1. Motion seconded by Commissioner Morrison. Motion passed. Aye: 8, Nay: 0, Abstain: 0.

Revised Preliminary Plat, Final Plats for Division Nos. 6, 7, and 8, and Rezoning from C-1 to R-3A and CC-1: Magee reviewed the staff report, a part of the record. She said the request is for approval of a revised preliminary plat; a recommendation to the Mayor and City Council for approval of the final plats entitled Division Nos. 6, 7, and 8; and a recommendation to rezone Division No. 7 from C-1 to CC-1, and Division Nos. 6 and 8 from C-1 to R-3A. The preliminary plat is being modified to reflect a revised road pattern. Bluff Street will no longer travel south to connect with Snake River Parkway but will end at Whitewater Drive. Lochsa River Drive moves 60 feet south and intersects with White Sand Creek Way. There still exists the possibility for a looped road system to serve the property south of Lochsa River Drive. Prior to consideration by the City Council, the southern lot line for Lot 3, Block 3, Division No. 7 will be

adjusted to move Whitewater Drive to the south to align with Pioneer Road. The subdivision ordinance limits block lengths to 1,300 feet. To meet this requirement, Whitewater Drive should extend across the Porter Canal.

Magee said the final plats are consistent with the preliminary plat and comply with the subdivision ordinance.

The request is to rezone Division No. 7 from C-1 to CC-1. The CC-1 zone does not have required setbacks and land uses permitted are increased, including manufacturing and assembly from parts. The existing zoning on Pier View Drive is CC-1. The request is to rezone Division No. 6 and No. 8 from C-1 to R-3A. R-3A allows apartments and offices but not commercial uses.

In response to a question from Cosgrove, Magee explained Whitewater Drive may not extend across Porter Canal until the area west of the canal develops. Therefore, a temporary turn-around is proposed.

Chair Cosgrove opened the hearing to public comment.

Clint Boyle, Horrocks Engineers, 5700 E Franklin Road, Nampa, Idaho. Mr. Boyle said he has worked in many communities and Snake River Landing is a premier development. The revised preliminary plat is the same except the road pattern. Bluff Drive south of Whitewater Drive will be a public pathway instead of a roadway. Bluff Street was removed to accommodate the pathway and fire access drive, and parcel alignments are adjusted slightly to facilitate future tenants and users.

The proposed CC-1 zone north of Whitewater Drive is consistent with existing zoning along Pier View Drive. Although it cannot be predicted when the road system, i.e., Whitewater Drive, Event Center Drive, and Pioneer Road, will develop, the streets will create a loop road system. For now Whitewater Drive will extend to the Porter Canal with a temporary turnaround. He said the 1,300 foot restrictions for block length will be addressed as development continues.

Mr. Boyle said three plats are being presented, each as a standalone phase. The plan is to record Division No. 6 for development of the road system. There will be a minor alteration made to Division No. 7 for the anticipated connection of Whitewater Drive to Pioneer Road. This correction will be made prior to Council consideration. Boyle told Cosgrove the developer has met with the canal company and they are aware of proposed future development and are supportive.

Debbie Jones-Hillman. Ms. Jones-Hillman represents a resident on Pioneer Road. She asked for clarification concerning the proposed zoning changes and the zoning of the county parcels adjacent to Snake River Landing. Magee explained the purpose of rezoning from the C-1 to CC-1 zone is to reduce setback requirements. Rezoning from C-1 to R-3A limits land uses to residential and office buildings. She believes the properties adjacent to Snake River Landing have the county zoning designation of A-1.

Clint Boyle, Horrocks Engineers. Mr. Boyle reconfirmed the R-3A zone allows a reduced setback and allows residential uses.

Chair Cosgrove closed the hearing to public comment.

Polson said she is supportive of the proposed requests. The adjustment to the preliminary plat is minor and the rezoning accommodates future development consistent with existing development.

Commissioner Karst moved to approve the revised preliminary plat as presented by staff. Motion seconded by Commissioner Cordova. Motion passed. Aye: 8, Nay: 0, Abstain: 0.

Commissioner Polson moved to recommend approval of the final plats for Snake River Landing, Division Nos. 6, 7, and 8, as presented by staff. Motion seconded by Cordova. Motion passed. Aye: 8, Nay: 0, Abstain: 0.

Commissioner Karst moved to recommend to Mayor and Council approval of the rezone of Division No. 7 from C-1 to CC-1 and Division Nos. 6 and 8 from C-1 to R-3A. Motion seconded by Cordova. Motion passed. Aye: 8, Nay: 0, Abstain: 0.

Miscellaneous: Magee said a representative of Young Electric Sign Company (YESCO) wishes to meet with the commission to discuss changes to the sign ordinance for LED signs in the PB zone. Cramer said the request is based on the number of professional clients wishing to use LED signs for advertising. The representative is seeking monument LED signs. Karst asked for more specific information about the request. He does not want to waste the commission's or YESCO's time if the request is unrealistic.

Morrison is dissatisfied with development proposals which meet development regulations but are very poor developments. The developments are not in the best interest of the community, e.g. the new development in Fenway Park. Building separation is poor and landscaping is not sufficient. It is unfair to future residents and neighboring developments. Cramer said the issue is the planned unit development ordinance. He suggested the commission identify the problems with the ordinance and work on needed revisions. Cosgrove asked the staff to present examples of what works and what does not work for future consideration by the commission.

The meeting adjourned at 8:10 p.m.

Debra Petty, Recording Secretary